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1982 ANNUAL REPORT

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City of Toronto
DEPARTMENT OF BUILDINGS & INSPECTIONS

84- 4040 /

City of Toronto

With the Compliments

of

The Department of Buildings & Inspections

CITY HALL,
17th. Floor, East Tower,
Toronto, Ontario M5H 2N2

CITY OF TORONTO

DEPARTMENT OF BUILDINGS AND INSPECTIONS

City Hall, Toronto, Ontario, Canada M5H 2N2

MICHAEL L. NIXON, *P.Eng., Commissioner and Chief Building Official*

March 17, 1983.

HIS WORSHIP MAYOR ARTHUR EGGLETON
AND MEMBERS OF COUNCIL
OF THE CITY OF TORONTO.

YOUR WORSHIP, LADIES AND GENTLEMEN:

The 1982 Annual Report of the Department of Buildings and Inspections is submitted for your information. This report contains comparative statistics concerning the activities of the Department.

The total value of permits issued in 1982 was $549.7 million, an increase of $45 million over 1981.

I would like to express my appreciation for the continued co-operation and assistance received from members of City Council, other Civic Departments and members of the business community as well as for the extra effort of my own staff during the past year.

Respectfully submitted,

Michael L. Nixon, P. Eng.

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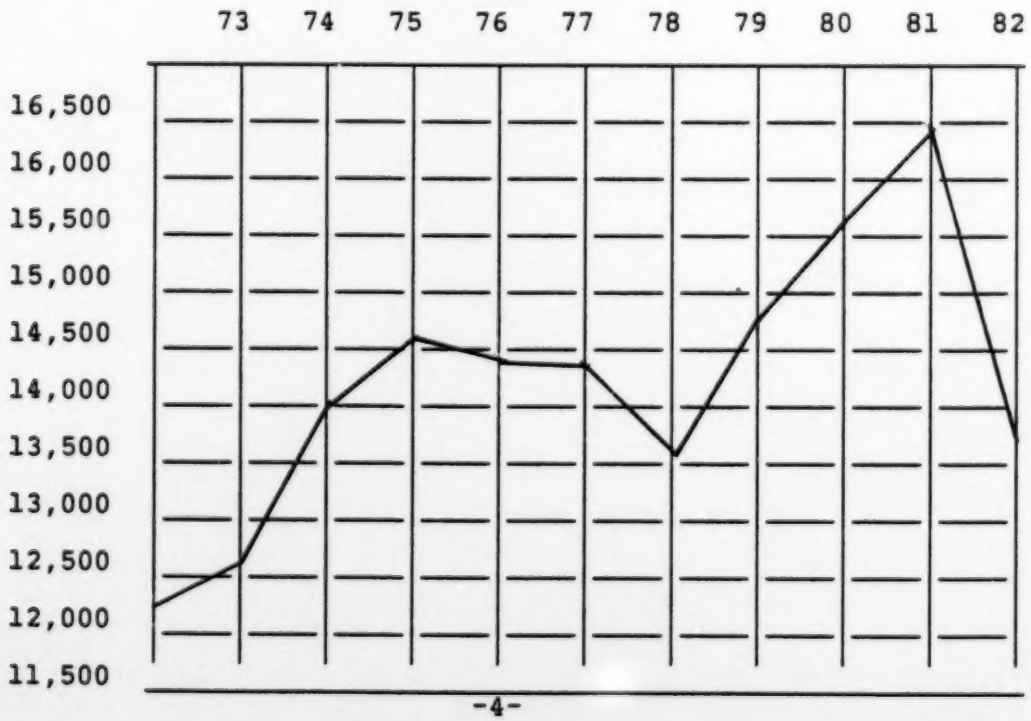
PERMITS

COMPARATIVE STATEMENT OF PERMITS ISSUED 1980 - 1982

VALUE IN MILLIONS OF DOLLARS

	1980			1981			1982		
	NO. OF PERMITS	VALUE	%	NO. OF PERMITS	VALUE	%	NO. OF PERMITS	VALUE	%
HOUSING	4,505	124.2	20.9	5,233	119.0	23.7	4,222	89.4	16.3
COM/RES.	505	48.9	8.2	421	179.5	35.7	647	64.1	11.7
COM/IND.	2,668	325.3	54.8	2,008	139.0	27.5	2,206	332.2	60.4
INST'ION	110	41.8	7.0	129	22.7	4.5	153	23.4	4.3
HEATING	3,050	36.4	6.1	3,489	26.5	5.2	2,158	25.9	4.7
PLUMBING	4,673	17.6	3.0	5,166	17.2	3.4	3,962	14.7	2.6
TOTAL	15,511	594.2	100.0	16,446	503.9	100.0	13,348	549.7	100.0
BUILDING	7,788	540.2	90.0	7,791	460.2	91.4	7,228	509.1	92.7
HEATING	3,050	36.4	6.1	3,489	26.5	5.2	2,158	25.9	4.7
PLUMBING	4,673	17.6	3.0	5,166	17.2	3.4	3,962	14.7	2.6
TOTAL	15,511	594.2	100.0	16,446	503.9	100.0	13,348	549.7	100.0
DEMO'ION	228			279			206		

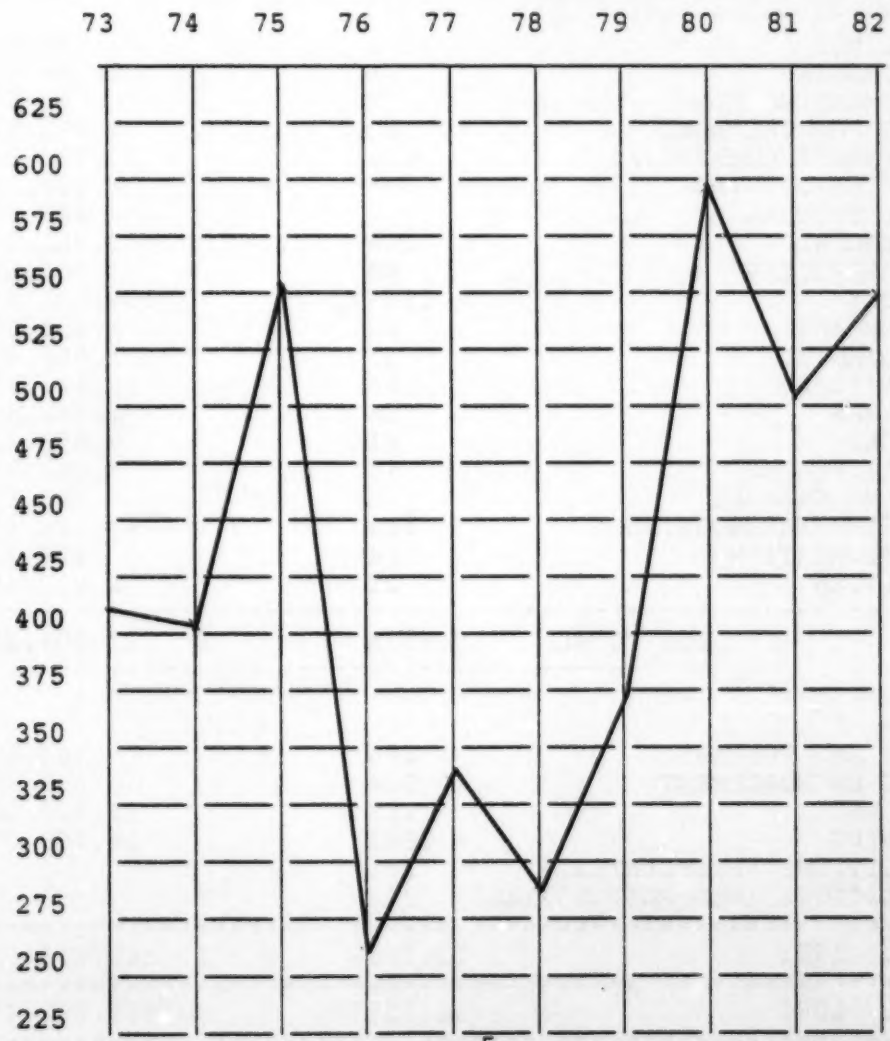
PERMIT ISSUANCE 1973 - 1982



CLASSIFIED SUMMARY OF PERMITS
VALUE IN MILLIONS OF DOLLARS

YEAR	HOUSING	COMM/ INDUSTRY	INST.	HEAT ING	PLUMB ING	MISC	TOTAL
1973	115.1	231.2	22.2	20.5	18.6	1.6	409.2
1974	72.9	273.8	8.4	31.2	12.3	3.6	402.2
1975	99.5	362.8	37.8	34.8	18.2	1.5	554.6
1976	47.0	160.3	17.1	19.0	20.4	1.0	264.8
1977	99.0	162.2	37.3	22.9	21.0	1.3	343.7
1978	53.7	177.2	15.2	19.0	19.8	1.3	286.3
1979	89.2	205.2	29.1	28.5	20.3	---	372.3
1980	124.2	347.2	41.8	36.4	17.6	---	594.2
1981	119.0	318.5	22.7	26.5	17.2	---	503.9
1982	89.4	396.3	23.4	25.9	14.7	---	549.7

VALUE OF PERMITS 1973 - 1982
VALUE IN MILLIONS OF DOLLARS



CLASSIFICATIONS OF PERMITS 1982

NEW CONSTRUCTION	#	VALUE
DWELLINGS	87	$ 18,162,334
APARTMENTS	6	30,061,887
APARTMENTS/COMMERCIAL	13	51,830,612
COMMERCIAL	9	4,090,101
HOME FOR THE AGED	1	3,958,942
HOSPITAL RESIDENCE	1	5,374,942
AUTO SERVICES	2	117,931
OFFICES	16	152,575,230
GOVERNMENT	4	335,500
INSTITUTIONAL	2	107,500
INDUSTRY/WAREHOUSING	8	3,950,800
SUB-TOTAL	149	$ 270,565,779
ALTERATIONS AND ADDITIONS		
DWELLINGS	3962	27,086,901
APARTMENTS	91	5,246,334
APARTMENT HOTELS	2	28,000
HOMES FOR THE AGED	10	3,697,246
APARTMENTS/COMMERCIAL	634	12,333,960
BOARDING/LODGING	65	1,091,732
INSTITUTIONAL	7	349,115
COMMERCIAL	148	3,961,366
AUTO SERVICES	60	907,914
OFFICES	1129	103,751,413
GOVERNMENT	22	1,668,079
HOTEL/MOTEL	35	1,800,800
EDUCATIONAL	56	10,621,738
CHURCHES	26	1,348,886
MEDICAL	61	5,688,412
PUBLIC PLACES	77	7,681,770
PARKING GARAGES	5	283,000
INDUSTRY/WAREHOUSING	112	47,095,889
TRANSPORTATION	14	929,300
UTILITIES	29	1,632,400
SUB TOTAL	6535	$ 237,204,255
OTHER		
SIGNS AND POSTERS	184	724,866
SIGNS ENCROACHMENT	236	558,100
HEATING	2158	25,927,000
PLUMBING	3962	14,700,000
DEMOLITIONS (RESIDENTIAL)	206	
DEMOLITIONS (NON-RESIDENTIAL)	124	
TOTAL 1982	13,554	$ 549,680,000
TOTAL 1981	16,725	$ 503,901,356

PERMITS ISSUED FOR DWELLING UNITS

1 9 8 1

CLASSIFICATION	PERMITS	UNITS
APARTMENTS	11	631
DETACHED DWELLINGS	59	71
SEMI-DETACHED	49	293
ATTACHED DWELLINGS	23	190
DUPLEX	5	12
TRIPLEX	2	12
APARTMENTS/STORES	17	1385
ALTER RESIDENTIAL TO INCREASE UNITS	156	262
ALTER COMM/RESID TO INCREASE UNITS	15	25
ALTER RESIDENTIAL TO DECREASE UNITS	61	- 82
ALTER COMM/RESID TO DECREASE UNITS	8	- 11
		2788
DWELLING UNITS DECREASED BY DEMOLITION		-286
TOTAL NET UNITS		2502

1 9 8 2

CLASSIFICATION	PERMITS	UNITS
APARTMENTS	6	725
DETACHED DWELLINGS	42	51
SEMI-DETACHED	16	40
ATTACHED DWELLINGS	13	239
DUPLEX	4	8
DOUBLE DUPLEX	1	4
DOUBLE TRIPLEX	3	18
HOME FOR THE AGED	1	115
APARTMENTS/STORES	11	590
ALTER RESIDENTIAL TO INCREASE UNITS	115	164
ALTER COMM/RESID TO INCREASE UNITS	19	63
ALTER RESIDENTIAL TO DECREASE UNITS	19	- 40
ALTER COMM/RESID TO DECREASE UNITS	7	- 9
		1968
DWELLING UNITS DECREASED BY DEMOLITION		- 223
TOTAL NET UNITS		1745

BREAKDOWN OF APARTMENT UNITS

RE: PERMITS ISSUED 1973 - 1982

YEAR	TOTAL	BACH	1 BED	2 BED	3 BED	4 BED+
1973	4485	1086	2265	824	229	81
1974	1889	413	921	421	134	--
1975	2384	480	1032	635	203	34
1976	729	179	128	183	232	7
1977	2200	281	668	1045	160	37
1978	1046*	133	252	417	239	5
1979	1484*	400	374	562	148	--
1980	1918*	100	488	1125	191	14
1981	2016*	22	725	1112	155	2
1982	1315*	65	472	697	79	2

* INCLUDES PROJECTS WITH COMMERCIAL FLOOR SPACE

DWELLING UNITS

RE: PERMITS ISSUED

	GAINED THROUGH		LOST THROUGH		NET
	CONST'N	ALTER'N	DEMO'N	ALTER'N	
1973	4775	93	389	56	+4423
1974	2192	208	220	82	+2098
1975	2716	203	224	47	+2648
1976	1028	200	209	100	+ 919
1977	2777	220	227	78	+2692
1978	2485	247	224	71	+2437
1979	2865	239	275	77	+2752
1980	2860	308	261	119	+2788
1981	2594	287	286	93	+2502
1982	1790	227	223	49	+1745

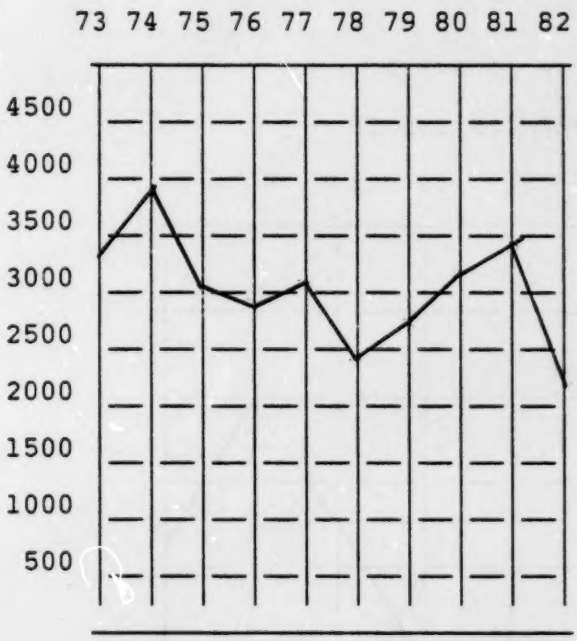
BUILDING DEMOLITIONS

1 9 7 3 - 1 9 8 2

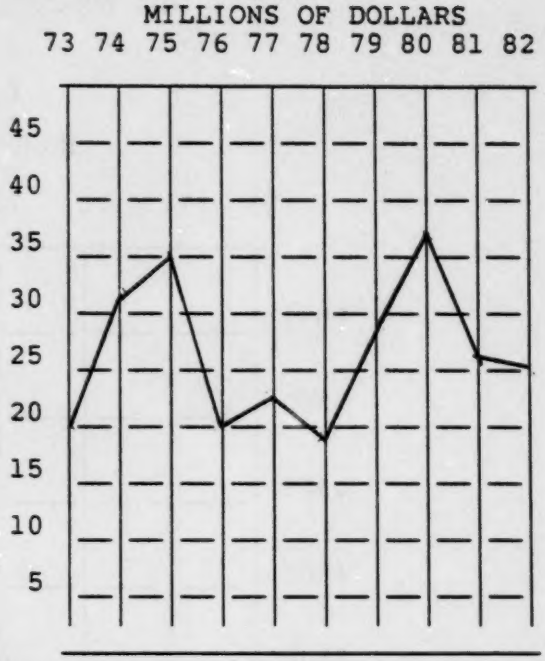
YEAR	DWLLGS	COMM'L	WARE-HOUSES	OFFICE BLDGS	FRAME SHEDS GAR'S	MISC	TOTAL
1973	295	105	27	35	137	101	700
1974	180	76	24	17	123	114	534
1975	171	66	34	5	130	54	460
1976	135	28	24	14	125	15	342
1977	123	42	24	15	108	6	318
1978	126	27	25	12	124	9	323
1979	134	33	37	10	103	22	330
1980	94	27	23	8	70	6	228
1981	176	31	23	15	27	7	279
1982	206	52	11	15	42	4	330

HEATING PERMITS

NUMBER

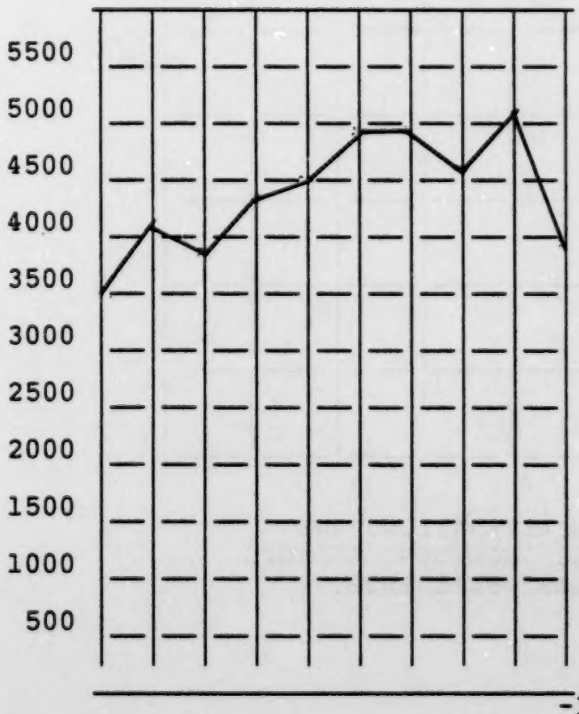


VALUE
MILLIONS OF DOLLARS

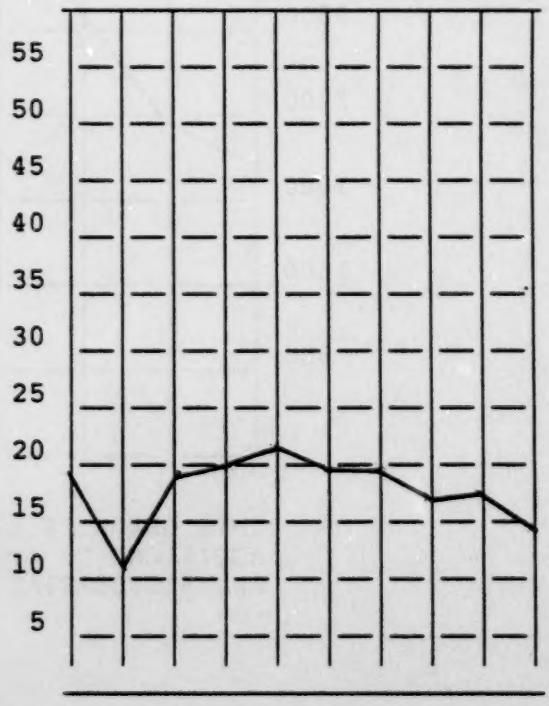


PLUMBING PERMITS

NUMBER



VALUE
MILLIONS OF DOLLARS



IMPROVEMENTS TO RESIDENTIAL PROPERTIES

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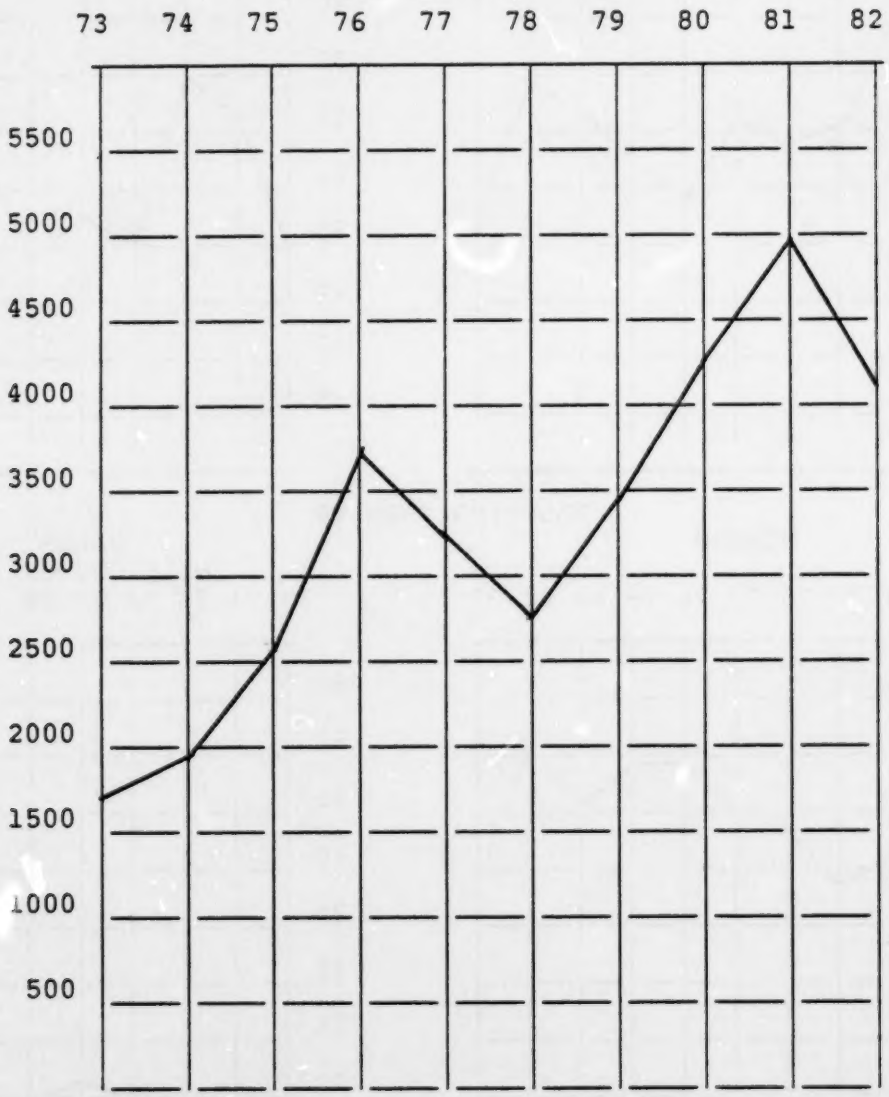
NUMBER OF PERMITS ISSUED



THIS GRAPH IS BASED ON ALTERATIONS AND ADDITIONS TO DWELLINGS, INCLUDING GARAGES AND RESIDENTIAL ANCILLARY BUILDINGS.

PERMITS ISSUED 1981

* VALUE IN MILLIONS OF DOLLARS

WARD	BUILDINGS		HEATING		PLUMBING	
	NUMBER	VALUE*	NUMBER	VALUE*	NUMBER	VALUE*
1	377	5.8	329	.8	234	.6
2	394	5.7	202	.6	250	.7
3	560	4.2	293	.7	160	.3
4	686	9.1	226	.6	322	.8
5	916	67.5	390	4.3	619	2.8
6	1420	247.5	420	11.8	909	5.5
7	633	30.3	240	1.9	439	1.2
8	807	19.0	328	1.0	609	1.2
9	523	6.2	239	.7	301	.6
10	764	43.1	390	2.7	639	2.3
11	751	21.4	423	1.3	664	1.4
TOTAL	7791	460.2	3489	26.5	5166	17.2

PERMITS ISSUED 1982

* VALUE IN MILLIONS OF DOLLARS

WARD	BUILDINGS		HEATING		PLUMBING	
	NUMBER	VALUE*	NUMBER	VALUE*	NUMBER	VALUE*
1	408	12.2	172	.7	312	.8
2	421	12.2	147	.4	243	.7
3	531	4.7	156	.4	152	.2
4	694	6.1	125	.6	234	.4
5	806	33.8	195	1.6	451	1.4
6	1659	307.5	364	16.5	758	5.6
7	467	19.9	185	1.3	290	1.2
8	576	13.8	225	1.2	337	1.1
9	462	7.5	179	.6	238	.5
10	636	81.9	208	1.7	488	1.8
11	568	9.5	202	.9	459	1.0
TOTAL	7228	509.1	2158	25.9	3962	14.7

COMPARATIVE STATEMENT OF APPLICATIONS RECEIVED

1 9 8 0 - 1 9 8 2

*VALUE IN MILLIONS OF DOLLARS

$ RANGE AND TYPE	1 9 8 0		1 9 8 1		1 9 8 2	
	NUMBER	VALUE*	NUMBER	VALUE*	NUMBER	VALUE*
BUILDINGS						
0 - 3,000	3,943	6.2	3,878	6.5	3,620	6.1
3001 - 99,999	3,531	59.6	4,299	75.4	3,305	57.1
100,000+	316	379.8	421	451.0	348	281.6
SUB-TOTAL	7,790	445.6	8,598	532.9	7,273	344.8
HEATING						
0 - 3,000	2,206	3.9	3,046	4.8	1,474	2.9
3001 - 99,999	630	8.6	632	8.1	612	8.2
100,000+	39	25.4	33	9.9	33	12.4
SUB-TOTAL	2,875	36.5	3,711	22.8	2,119	23.5
PLUMBING						
0 - 3,000	4,116	5.0	4,354	5.7	3,405	4.3
3001 - 99,999	696	7.2	850	7.9	633	6.4
100,000+	21	6.0	18	4.1	16	3.8
SUB-TOTAL	4,883	18.2	5,222	17.7	4,054	14.5
TOTAL	15,498	500.3	17,531	573.4	13,446	382.8

APPLICATIONS RECEIVED 1981

* VALUE IN MILLIONS OF DOLLARS

WARD	BUILDINGS		HEATING		PLUMBING	
	NUMBER	VALUE*	NUMBER	VALUE*	NUMBER	VALUE*
1	395	4.9	347	.9	239	.5
2	439	9.8	217	.9	268	.6
3	597	3.1	302	.7	162	.3
4	722	7.3	237	.5	317	.8
5	987	30.4	444	3.2	618	2.6
6	1685	279.9	421	8.1	939	5.8
7	690	31.3	243	1.2	421	1.1
8	856	16.5	349	1.0	600	1.2
9	566	7.9	261	.7	316	.6
10	834	73.4	424	3.9	655	2.6
11	814	21.0	466	1.5	684	1.4
TOTAL	8598	485.4	3711	22.8	5222	17.7

APPLICATIONS RECEIVED 1982

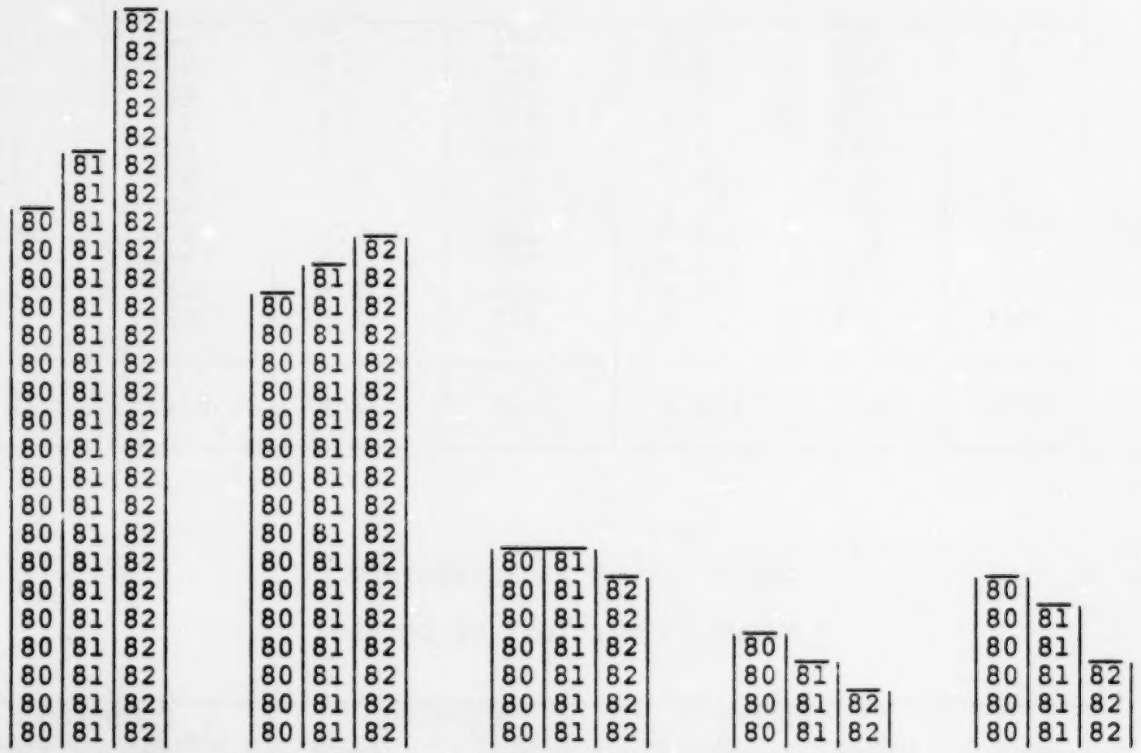
* VALUE IN MILLIONS OF DOLLARS

WARD	BUILDINGS		HEATING		PLUMBING	
	NUMBER	VALUE*	NUMBER	VALUE*	NUMBER	VALUE*
1	416	16.3	172	1.3	320	.8
2	424	6.1	146	.4	253	.7
3	532	4.4	160	.4	159	.2
4	718	6.4	129	.6	244	.5
5	780	28.1	175	1.0	457	1.3
6	1677	190.7	365	14.3	765	5.7
7	476	7.8	175	1.1	293	1.2
8	601	12.0	216	1.2	355	1.1
9	548	7.6	177	.5	238	.4
10	628	31.1	205	1.9	502	1.6
11	573	10.3	199	.8	466	1.0
TOTAL	7273	320.8	2119	23.5	4054	14.5

COMPARISONS FOR INSPECTIONS FOR 1980 - 1981 - 1982

IN 1982 THERE WERE 274,199 INSPECTIONS MADE BY THE VARIOUS SECTIONS OF THE DEPARTMENT.

FOLLOWING IS A CHART ILLUSTRATING THESE ACTIVITIES.



	BUILDING BRANCH	HOUSING BRANCH	PLUMBING BRANCH	HEATING BRANCH	ANCILLARY
1980	96,418	80,972	33,276	18,463	30,314
1981	104,075	82,587	34,887	16,480	24,662
1982	127,859	86,261	32,019	12,234	15,826

TOTAL INSPECTIONS	
1980	259,263
1981	262,691
1982	274,199

WORK CLEARED 1981

* VALUE IN MILLIONS OF DOLLARS

WARD	BUILDINGS		HEATING		PLUMBING	
	NUMBER	VALUE*	NUMBER	VALUE*	NUMBER	VALUE*
1	344	8.1	173	.5	206	.6
2	265	2.3	136	.3	236	.6
3	526	2.3	166	.6	132	.6
4	541	3.1	137	1.1	257	1.6
5	1055	42.2	269	3.6	613	3.1
6	1320	199.4	319	22.8	846	8.0
7	728	38.7	278	2.2	550	3.3
8	815	23.6	240	1.0	736	1.4
9	576	5.6	207	.7	342	.7
10	904	30.2	283	1.1	483	1.0
11	690	8.4	278	.7	546	1.1
TOTAL	7764	363.9	2486	34.6	4956	22.0

WORK CLEARED 1982

* VALUE IN MILLIONS OF DOLLARS

WARD	BUILDINGS		HEATING		PLUMBING	
	NUMBER	VALUE*	NUMBER	VALUE*	NUMBER	VALUE*
1	379	6.6	173	.5	308	.4
2	383	3.3	192	.8	259	.7
3	777	9.1	165	.8	162	.3
4	875	4.5	202	1.9	307	.7
5	1130	72.0	301	5.6	550	3.2
6	1529	90.0	339	12.8	809	7.5
7	679	19.4	213	1.4	405	1.4
8	886	22.4	269	1.2	506	1.4
9	564	11.0	203	.7	304	.6
10	885	36.3	249	1.9	579	1.6
11	846	10.1	260	.9	554	1.1
TOTAL	9352	299.3	3252	30.6	4842	19.3

ENFORCEMENT

WHILE ENFORCING VARIOUS MUNICIPAL BY-LAWS AND PROVINCIAL REGULATIONS,CERTAIN SECTIONS OF THE DEPARTMENT OF BUILDINGS AND INSPECTIONS FOUND IT NECESSARY TO TAKE LEGAL ACTION AS FOLLOWS:

1 9 8 1

	TOTAL	FINED	AMOUNT	SUSP SENT	DIS-MISS	WITH DRAWN
BUILDING BY-LAW AND OBC	759	527	64,051	44	90	98
PLUMBING BY-LAW 253-67	81	51	2,733	9	1	20
PLUMBING REGULATION 647	164	75	2,745	13	15	61
CITY OF TORONTO ACT	12	11	570	1	--	--
DEBRIS 67-74	7	5	750	1	--	--
HOUSING BY-LAW 73-68	708	485	40,929	101	57	65
NON RESIDENTIAL 376-73	31	24	2,695	2	2	3
LODGING HOUSE 502-80	39	35	2,585	--	1	3
ZONING 20623	224	125	8,333	32	18	49
WINDOW CLEANING 23034	4	--	--	--	1	3
TERMITE BY-LAW 189-73	5	5	450	--	--	--
SWIMMING POOL 72-74	15	6	175	1	2	6
FOREST HILL 291-68	1	1	200	--	--	--
TOTAL	2,050	1,350	126,216	204	187	309

1 9 8 2

	TOTAL	FINED	AMOUNT	SUSP SENT	DIS-MISS	WITH DRAWN
BUILDING BY-LAW AND OBC	512	395	58,228	42	37	38
PLUMBING BY-LAW 253-67	40	28	978	4	3	5
PLUMBING REGULATION 647	76	52	2,600	3	9	12
CITY OF TORONTO ACT	16	5	510	--	7	4
DEBRIS 67-74	22	17	2,576	2	2	1
HOUSING BY-LAW 73-68	690	483	48,498	76	48	83
NON RESIDENTIAL 376-73	19	18	4,175	--	1	--
LODGING HOUSE 502-80	70	47	3,163	5	4	14
ZONING 20623	286	156	12,778	55	37	38
TERMITE BY-LAW 189-73	15	10	640	3	--	2
SWIMMING POOL 72-74	5	--	---	3	1	1
TOTAL	1,751	1,211	134,146	193	149	198

GENERAL INFORMATION

COMPARATIVE STATEMENT OF DEPARTMENT ACCOUNTS

1 9 8 0 - 1 9 8 2

REVENUE

SOURCE OF REVENUE	1980	1981	1982
DRY CLEANING LICENCES	$ 11,070	$ 10,260	$ 10,135
HEATING PERMIT FEES	282,974	219,829	269,480
PLAN EXAMINING FEES	4,125,814	5,113,309	4,021,723
PLUMBING AND DRAINAGE FEES	286,181	243,565	224,114
LIQUOR LICENCE FEES	43,000	37,800	36,400
PROPERTY INFORMATION FEES	353,180	466,630	326,400
LODGING HOUSE APPLICATION FEES	16,035	17,655	17,340
CANOPY ENCROACHMENT FEES	11,574	12,649	11,638
FIRE ESCAPE ENCROACHMENT FEES	2,390	2,790	2,290
SIGN ENCROACHMENT FEES	110,927	117,806	118,033
SALE OF ONTARIO BUILDING CODE	162	301	120
SUNDRY REVENUE	5,894	2,193	5,082
C. N. E. AMUSEMENT RIDE INSP.		5,000	10,000
TOTAL	$ 5,249,201	$ 6,246,788	$ 5,052,757

EXPENDITURES

	1980	1981	1982
ADMINISTRATION DIVISION	$ 1,080,257	$ 1,205,467	$ 1,252,992
INSPECTION DIVISION	5,417,189	6,465,393	7,197,338
PLAN EXAMINATION DIVISION	2,070,309	2,518,997	2,959,195
TOTAL EXPENDITURES	$ 8,567,755	$ 10,189,857	$ 11,409,525
TOTAL REVENUE	$ 5,249,201	$ 6,246,788	$ 5,052,757

B U I L D I N G S & I N S P E C T I O N S

C O M P A R A T I V E S T A T I S T I C S

1 9 8 1 - 1 9 8 2

		1981	1982	INCREASE OR (DECREASE) 1981-1982
NO OF BUILDING PERMITS ISSUED		7,791	7,228	(7.2)%
VALUE OF BUILDING PERMITS ISSUED ($MILLIONS)		$ 460.2	$ 509.1	10.6 %
PERMITS ISSUED ON SAME DAY AT NIGHT TIME SITE OFFICES		2,330	1,555	(33.3)%
ENFORCEMENT OF VARIOUS BY-LAWS RESULTING IN COURT ACTION		2,074	1,749	(15.7)%
LAWYER'S LETTERS FOR REAL ESTATE TRANSACTIONS		20,174	16,122	(20.1)%
NO. OF APPLICATIONS FOR L.L.B.O. INSPECTIONS		192	179	(6.8)%
REQUESTS FOR ZONING INFORMATION		41,137	37,736	(8.3)%
NET REVENUE, INCLUDING PERMIT FEES ($ MILLIONS)		$ 6.25	$ 5.03	(19.5)%
TOTAL # OF APPLICATIONS	BUILDING	8,598	7,273	(15.4)%
	HEATING	3,711	2,119	(42.9)%
	PLUMBING	5,222	4,054	(22.4)%
	TOTAL	17,531	13,446	(23.3)%
TOTAL $ OF APPLICATIONS	BUILDING	485.4	314.5	(35.2)%
	HEATING	22.8	23.5	3.1 %
	PLUMBING	17.7	14.5	(18.1)%
	TOTAL	525.9	352.5	(33.0)%

CITY OF TORONTO
PERMITS ISSUED IN 1982
VALUE $5 MILLION AND OVER

ADDRESS			ACTIVITY	VALUE
575	ADELAIDE ST W.	MURHAL DEVELOPMENTS	BLD. APTS.	$ 5.0
40	ASQUITH AV.	CITY HOUSING	BLD. APTS./STORES	6.6
160	BLOOR ST E.	CROWN LIFE INS.	BLD. OFFICE BLDG.	22.6
200	BLOOR ST E.	MANULIFE INSURANCE	BLD. ADDN/OFC BLD.	22.6
75	CARLTON ST.	PIVOT INVESTMENTS	BLD. APTS/STORES/OFC.	10.0
130	CARLTON ST.	FOUR SEASONS HOTELS	BLD. APTS/STORES/OFC.	13.0
40	EGLINTON AV E.	TRANS CANADA HLDGS.	BLD. OFFICES/STORES	5.5
153	ELIZABETH ST.	SICK CHILDREN HOSP.	BLD. HOSP. RESIDENCE	5.4
160	FREDERICK ST.	KING FREDERICK RLTY.	BLD. APTS/STORES/OFC.	11.3
121	FRONT ST. W.	MARATHON REALTY	BLD. OFFICES/STORES	20.1
255	FRONT ST W	CN RAILWAYS	BLD. FOUNDATION/OFCS.	10.0
150	KING ST. W.	SUN LIFE ASSURANCE	BLD. OFFICES/STORES	39.1
200	KING ST. W.	SUN LIFE ASSURANCE	BLD. OFFICES/STORES	33.3
801	MT. PLEASANT RD	METRO HOUSING	BLD. APTS/STORES	5.5
55	PRINCE ARTHUR AV	429684 ONTARIO LTD	BLD. APARTMENTS	7.6
207	QUEENS QUAY W	PUBLIC WORKS CANADA	CHANGE OCC. OTHER	35.0
125	SCADDING AV	WINDMILL LINE CO-OP	BUILD APARTMENTS	8.3
271	SPADINA RD	MIRLYN DEVELOPMENTS	BLD. OFFICES	5.5
70	UNIVERSITY AV	J & N LIPSON	BLD. OFFICES/STORES	16.0
			19 PERMITS	$ 282.4

VALUE IN MILLIONS OF DOLLARS

GENERAL INFORMATION
1 9 8 2

BUILDING PERMITS ISSUED - VALUE EXCEEDING $100,000

388 PERMITS WITH A VALUE EXCEEDING $100,000 WERE ISSUED IN 1982 THE TOTAL VALUE OF THESE PERMITS WAS $444.0 MILLION, AND REPRESENTED 87.2% OF THE TOTAL VALUE OF BUILDING PERMITS ISSUED.

BUILDING APPLICATIONS RECEIVED - VALUE EXCEEDING $100,000

348 APPLICATIONS WERE RECEIVED IN 1982 WITH A VALUE EXCEEDING $100,000. THESE APPLICATIONS HAD A TOTAL VALUE OF $281.6 MILLION AND REPRESENTED 87.8% OF THE TOTAL VALUE OF APPLICATIONS RECEIVED.

SITE OFFICE ACTIVITY

EVENING SITE OFFICE ACTIVITY CONTINUED IN 1982, WITH 1560 APPLICATIONS FOR BUILDING PERMITS RECEIVED. THIS WAS A DECREASE OF 33.6% FROM 1980. 1555 OF THESE APPLICATIONS RESULTED IN SAME DAY PERMITS. FOLLOWING IS A BREAKDOWN OF THESE APPLICATIONS BY WARD OF ORIGIN.

WARD 1 - 109	WARD 2 - 124	WARD 3 - 195	WARD 4 - 209
WARD 5 - 163	WARD 6 - 83	WARD 7 - 90	WARD 8 - 173
WARD 9 - 120	WARD 10 - 136	WARD 11 - 158	

METRO LICENCE APPLICATIONS

IN 1982, THE METRO LICENCING COMMISSION FORWARDED TO THE BUILDINGS AND INSPECTION DEPARTMENT 1141 APPLICATIONS FOR EXAMINATION. THIS EXAMINATION CONSISTS OF VERIFYING COMPLIANCE WITH THE ZONING BY-LAW AND THE ONTARIO BUILDING CODE. WITH THE BACKLOG OF 1981, 1584 APPLICATIONS WERE REPLIED TO WITH 417 REFUSED DUE TO BUILDING AND 229 DUE TO ZONING NON-COMPLIANCES.

ROOMING HOUSE LICENCES

IN 1982,185 NEW APPLICATIONS WERE RECEIVED TO OPERATE A ROOMING HOUSE. ALSO RECEIVED WERE 398 APPLICATIONS FOR RENEWAL OF EXISTING LICENCES. THERE WERE 83 NEW LICENCES AND 475 RENEWALS ISSUED. 93 APPLICATIONS WERE REFUSED DUE TO NON-COMPLIANCE.

LIQUOR LICENCE INSPECTIONS

254 APPLICATIONS WERE RECEIVED BY THE DEPARTMENT FOR INSPECTION AND CLEARANCE LETTERS. 140 CLEARANCE LETTERS WERE ISSUED AND 83 APPLICATIONS WERE CANCELLED OR WITHDRAWAN. 48 APPLICATIONS ARE AWAITING PAYMENT OF FEES, CURRENTLY 66 ARE UNDER EXAMINATION.

LAWYER'S LETTERS

INQUIRIES FROM LAW FIRMS AND PRIVATE CITIZENS REGARDING THE STATUS OF PROPERTIES FOR THE PURPOSE OF SALE OR LEASE, ETC., RE: REAL ESTATE RELATED TRANSACTION, DECREASED 4,052 LETTERS TO 16,122. THIS WAS A 20% DECREASE FROM THE 20,174 OF 1981.

LEGAL PROCEEDINGS

IN 1982, THERE WERE 735 MAN DAYS SPENT IN COURT AS WITNESSES FOR VARIOUS BY-LAW INFRACTIONS. THERE WERE 1,404 CONVICTIONS REGISTERED, OF WHICH 1,211 WERE FINED AN AVERAGE OF $111.00. SUSPENDED SENTENCES TOTALLED 193.

ONTARIO HOME RENEWAL PROGRAM, RESIDENTIAL REHABILITATION ASSISTANCE PROGRAM, AND THE TERMITE PROGRAM

SINCE THE VARIOUS HOME IMPROVEMENT LOAN PROGRAMS STARTED IN 1975, 3134 APPLICATIONS HAVE BEEN RECEIVED AND 1827 LOANS APPROVED. DURING 1982 THE DEPARTMENT RECEIVED 372 APPLICATIONS OF WHICH 197 LOANS WERE APPROVED.
SINCE THE COMMENCEMENT OF THE ASSISTANCE PROGRAMS, 1307 HOMES HAVE BEEN REHABILITATED UNDER O.H.R.P. AND 217 UNDER R.R.A.P.
400 GRANTS WERE APPROVED FOR TERMITE CONTROL IN 1982. RECOGNIZING THE STEADY INCREASE IN TERMITE GRANT APPLICATIONS AND THE CONCERN FOR THE SPREAD OF TERMITE INFESTATION, THE DEPARTMENT ENGAGED A LEADING ENTOMOLOGICAL CONSULTANT, DR. RICHARD V. CARR PH.D. DR. CARR'S MANDATE IS TO DEVELOP AN EFFECTIVE TERMITE CONTROL STRATEGY FOR THE CITY OF TORONTO. HIS FINAL REPORT WILL BE DUE IN NOVEMBER 1983.

HOUSING STANDARDS APPEAL COMMITTEE

THIS COMMITTEE, COMPRISED OF A CHAIRMAN AND 5 MEMBERS, IS EMPOWERED TO DEAL WITH APPEALS AGAINST ORDERS ISSUED UNDER BY-LAW 73-68 OR BY-LAW 376-73. THEY CAN MODIFY, CONFIRM OR DISCHARGE THOSE ORDERS.

IN 1982, 28 MEETINGS WERE HELD BY THE COMMITTEE. 252 APPEALS WERE HEARD WITH 35 BEING INVALID. A TOTAL OF 4,312 WORK ORDERS WERE ISSUED. THE NUMBER OF TIMES THAT ACTION WAS TAKEN UNDER SECTION 6, SUB. SEC. 42 OF THE CITY OF TORONTO ACT WAS 50.

REVOCATION PROCEEDINGS

NUMBER OF REQUESTS RECEIVED

		ORIGIN		
		INSPECTOR	OWNER	TOTAL
FALSE OR MISTAKEN INFORMATION	S.6(4)A	6	--	6
WORK NOT STARTED IN 6 MONTHS	S.6(4)B	470	33	503
WORK SUSPENDED FOR 12 MONTHS	S.6(4)C	9	--	9
	TOTAL	485	33	518

DISPOSITION OF HEARINGS

EXPIRED UNDER BY-LAW 300-68	3	--	3
REVOKED	370	33	403
NOT REVOKED	70	--	70
EXTENDED INTO 1983	42	--	42
TOTAL	485	33	518

POOR

QUALITY

ORIGINAL